

SCOTTSDALE HOUSING AGENCY QUARTERLY

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What to look for in this issue:

- What's going on at Scottsdale's Vista del Camino and Paiute Neighborhood Center.
- Jewel James, Fair Housing Coordinator, talks about the "right" way to property management.
- Don't be swayed to stay home to earn income. Find out the real deal on home-based ads.
- Income guidelines revealed. Your children may qualify for free or reduced-priced meals and may be eligible to participate in Vista del Camino's Parks and Recreation Summer Program.

Contents

Property Management	2
Upcoming calendar events and information	2
Warning: Home-Based Business	3
National School Lunch Program	3

FAIR HOUSING SEMINAR

On April 18, 2006, the Scottsdale Housing Agency hosted a seminar on the Landlord Tenant Act, Fair Housing and the Analysis of Impediments to Fair Housing Choice. Jewel James, the City's Fair Housing Coordinator, moderated the seminar. Speakers featured were Sandy Fagan of the Southwest Fair Housing Council and Paul Ludwick from the City of Scottsdale who prepared the Analysis of Impediments. Ms. Fagan is an experienced trainer in the Fair Housing and Landlord Tenant Act. Her approach to training is to give people practical tools and knowledge with sample documents, so that they can serve as their own advocates when addressing landlord-tenant problems and fair housing complaints. She also helps people understand the differences between landlord-tenant problems and housing discrimination.

There were 29 people in attendance with very good participation. Issues raised by attendees included landlord tenant disputes, failure to receive accommodations for a disability, lack of knowledge about reasonable accommodation, loss of affordable rental units to condo conversion and individual problems with different terms and conditions. During the discussion of the Landlord-Tenant Act, it became clear that there were broad differences in the quality of rental units and the effectiveness of property management in various rental developments.

The second half of the session addressed housing discrimination and some of the common situations mistaken for housing discrimination. Paul Ludwick summarized the results of Scottsdale's Analysis of Impediments to Fair Housing Choice survey and invited people in the audience to comment on

their experiences in searching for a place to live in Scottsdale. A number of the attendees came to the training looking for answers to questions related to finding affordable rental housing in Scottsdale. Some members of the audience felt an immediate impact by a diminishing supply of affordable housing and the rental limitation established by Housing and Urban Development (HUD) for the Housing Choice Voucher Program.

The conversations were lively and the evaluations turned in at the end of the seminar were positive indicating the need for further training on these issues. We appreciate all of those that participated in this event and hope to see you at next year's Fair Housing Seminar.

PROPERTY MANAGEMENT

As a property owner, practicing good management techniques assures a cohesive relationship between the landlord and tenant. With proper notification to tenants, as required by the Arizona Landlord/Tenant Act, owners are urged to visit their rental property on a regular basis. Owners are to lease only to those persons specifically listed

on the Housing Assistance Payment Contract. Allowing any other persons to live in the assisted unit is a violation of the family's obligations and the owner's obligations. Owners may be required to make needed repairs for the unit to pass a Housing Quality Standards (HQS) inspection within a specified period of time.

Failure to maintain the property is grounds for either suspension, reduction or termination of the Housing Assistance Payment (HAP) Contract. Damages above normal wear and tear may be the tenant's responsibility to correct. The Scottsdale Housing Agency will not make any housing assistance payments for a unit that fails to meet the HQS. The owner must

make repairs or correct the defect within the period determined by the Scottsdale Housing Agency. The owner then verifies that the correction has been made. If the defect is life threatening, the owner must correct the problem within 24 hours. *Any questions regarding Housing Quality Standards call Jewel James at (480) 312-7410.*

INFORMATION, WORKSHOPS AND SERVICES

A new dental program called **ACTION** provides low to no cost dental care for children, adults, seniors and the disabled. Dentists enroll with Oral Health Services provide dental health based on eligibility. For information call (602) 957-1474 or toll free at (866) 340-4337.

Paiute Neighborhood Center: Be car smart! Attend a **FREE Car Buying** workshop on Wednesday, July 12th from 6:00 to 8:00pm. Located at 6535 E. Osborn Road, the workshop will address:

- When to buy
- How to buy
- What to buy
- How much of a down payment you will need
- How to finance.

Plan to attend this **FREE** workshop presented by

Arizona Saves! To register call (480) 312-7635.

Vista Del Camino Resume & Job Readiness workshops are offered every other Thursday from 10:00 a.m. to noon. Call Sherri at 312-0062 for details. A Maricopa Workforce Connections Representative is available Monday through Friday from 9:00 a.m. to 5:00 p.m. to provide individual assistance with resumes and job search. No appointment is necessary.

A DES Family Assistance Program Service Evaluator is available Monday, Tuesday and Friday serving zip codes 85251 and 85257 by appointment only.

Need assistance with rent or utilities? Visit with a **Salvation Army**

representative who is available Mondays and Tuesdays from 9:00 am to noon. For an appointment call 480-967-8649 on **Fridays ONLY!**

Applications are being accepted for Vista's **Back to School Program** for Scottsdale families who are income eligible with children attending Scottsdale schools to apply for haircuts, backpacks and supplies. Interested families can call (480) 312-2323 for an appointment.

Unexpected Expenses? If you are age 55 and over and in need of assistance you may qualify for the **Senior Prescription Program**. For information, call Vista at (480) 312-2323.

First-Time Homebuyer Program
The City of Scottsdale partners with Community

Services of Arizona (CSA) to offer a First-Time Homebuyers Program. You can receive approximately \$25,000 in mortgage assistance towards the purchase of a new home. CSA offers homeownership education classes throughout the year. Topics include important information on how to start preparing now in order to purchase a home during the next one to three years. Attendance is a requirement of the City's First Time Homebuyer Program. The classes are held at the Paiute Neighborhood Center, located at 6535 E. Osborn Road. To get a list of classes call Gayle Mickey at (623) 435-2255.



WARNING: IF IT SOUNDS TOO GOOD TO BE TRUE, IT PROBABLY IS WITH HOME-BASED BUSINESS

During her first year in college, Mary Jane (fictitious name used to protect the participant's identity) searched the want ads looking for part-time work for a little extra weekend cash. Without having first-hand knowledge of the widespread pyramid scams sweeping the employment market during the 9/11 hiring hiatus, Mary Jane answered the ad. At the end of a supposed group interview, Mary Jane was convinced that in order to make money, she had to spend money, money she didn't have to begin with. So she ended up with a water filtration system, skin care product line and environmentally-safe cleaning supplies for sale from her home. Her earned revenue from product sales: \$0. She had a

different idea of working independently from home and realized that the odds of earning \$3K-\$5K per month were just a lure to prey on her desire to work from home. Not all ads are pyramid schemes, but many of them require more time than the traditional 40-hour work week away from home. Based on a brochure distributed by the FTC (Federal Trade Commission), the most common work-at-home schemes are medical billing, envelope stuffing, assembly or craft work—all of which require you to sell not to mention the high cost of equipment and marketing expenses related to sales. Envelope stuffing seems easy enough; however, in reality, it is a cyclical

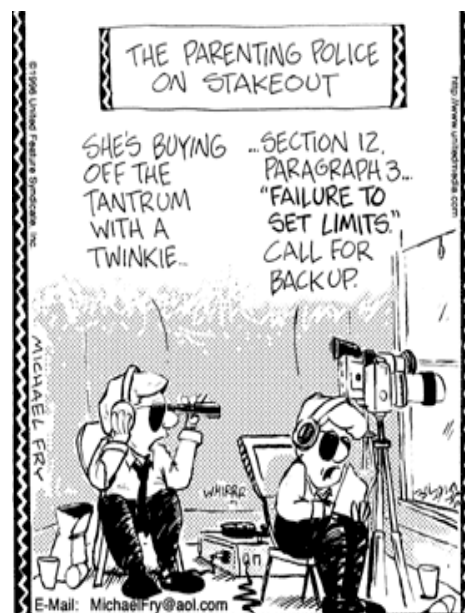
scam asking you to place the same misleading employment ad as the one you answered. Some red flags to look for when perusing the employment classifieds: Toll free numbers for direct inquiries that are voice recorded; mandatory start-up fees for processing, inventory, or a licensing agreement. If you're like Mary Jane and are a victim of fraud, you can file a complaint with the FTC by calling 1-877-FTC-HELP, the Attorney General's Office, US Postal Service for mail fraud, or the BBB (Better Business Bureau). Truth be told, it may be time for you to expand your horizon and travel to the outside world for a legitimate job.—SC

NATIONAL SCHOOL LUNCH PROGRAM COULD MEAN SUMMER BREAK FROM PROGRAM COSTS

As working parents, we are concerned with the high cost of childcare over the summer months, so it's no wonder that many of our kids remain home during working hours. Summer translates to more time and money for childcare since school-aged children are on break for the next couple of months. However, it's not too late to enroll your children in the summer program at Vista del Camino Parks and Recreation. If your children are eligible for the National School Lunch Program and receive free or reduced-price lunches during the school year, you may qualify for the Fee Assistance Program through the City of Scottsdale Community Services Department. Applications are available through Parks and Recreation at Vista del Camino. You will be required to provide a letter verifying that your children are currently participating in the National School Lunch Program. Registration fees may be waived or

subsidized once your application has been processed. If you have never applied for your school's lunch program, but are interested in learning more, here are a few things to consider: Based on the USDA Child Nutrition Program Income Guidelines (all income guidelines subject to change), if your children are currently receiving Cash Assistance, Food Stamps, or participating in the Food Distribution Program on the Indian Reservation, they are automatically eligible for free lunches. Foster children may also be eligible regardless of household income. If you have two children with a family size of three, you can earn up to \$20,371 in gross annual income and still receive free lunches, \$28,990 for lunches at a reduced-price. For more information, contact the Scottsdale Food Service Lunch Program at (480) 484-8686. For information about the City of Scottsdale's Fee Assistance

Program for Low Income Families, call (480) 312-7957.—SC



CITY OF SCOTTSDALE

**7515 E. First Street
Scottsdale, AZ 85251**

It is the policy of the City of Scottsdale not to discriminate against any persons on the basis of race, color, religion, age, sex, handicap, familial circumstances, or national origin. Persons with special needs for assistance in translation or who are handicapped should contact the Community Assistance Office at TTY/TDD (480) 312-7717.

ABOUT OUR ORGANIZATION

The Scottsdale Housing Agency helps provide affordable and safe housing for lower income families, senior citizens, and disabled persons. The Housing Choice Voucher Program provides housing assistance to eligible families by subsidizing a portion of their rent. The Scottsdale Housing Agency pays a rental subsidy directly to the landlord each month under the Housing Assistance Payment Contract. For more information on the Housing Choice Voucher Program please call (480)-312-7717 or the TDD line at (480) 312-7411.

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